

MILITARY INSTALLATION DEVELOPMENT AUTHORITY
Design Review Committee Meeting
December 16, 2025

STAFF REPORT

Agenda Item: #3
Prepared By: Robert Donigan, MIDA Planner
Reviewed By: Richard Catten, DRC Counsel

Project: DVEV Plat A (Lot 5) – First Amended

Location: The DVEV Plat A property is located within the approved North Mayflower Master Development Plan (MDP), west of U.S. Highway 40 near exit 8, located just west of the MWR Hotel and Conference Center (Grand Hyatt), abutting the ski beach, and at the end of Glencoe Mountain Way.

Applicant: Extell Development

Representative: Andrew Sellnau, Extell Development

Entitlement: Subdivision Plat review as set forth in Section 2.02 (Subdivision Plat) of the MIDA Development Standards and Guidelines as amended on August 14, 2025.

Recommendation: Staff recommends the MIDA DRC approve the DVEV Plat A (Lot 5) – First Amended per the Conditions of Approval as presented in this staff report.

Background/Description:

DVEV Plat A was originally approved by the DRC at the October 15, 2024 DRC meeting and recorded on November 14, 2024. The associated site plan for the proposed hotel/condo building on Lot 5 was approved by the DRC at the March 18, 2025 DRC meeting.

The DVEV Plat A – First Amended proposes amending Lot 5 within the DVEV Plat A. In total, the property consists of 4.57 acres. Lot 5 is being divided into two new lots: Lot 5 (3.30 Ac) and Lot 5B (1.27 Ac). The new Lot 5 will contain the proposed hotel/condo building that has previously been reviewed by the DRC. Lot 5B will be part of the proposed ski beach.

Per Chapter 2, Section 2.02 (Subdivision Plat) of the Development Standards and Guidelines, MIDA requires Subdivision Plat approval before any construction on

property within the MIDA Control Area. The Applicant is requesting plat approval from the DRC.

Analysis:

The Plat application for the DVEV Plat A – First Amended was evaluated based on Chapter 2 – Review Procedure, Section 2.02 – Subdivision Plat of the MIDA Development Standards and Guidelines (MIDA Standards). The Applicant has submitted all of the required information. A general discussion of key considerations is included below:

- In addition to Lot 5, the previously recorded Plat A also includes Lot 24, Lot 25, Lot 26, Lot 27, Lot 27B, and Parcel A.
- This amended plat is reflected in three subsequent condominium plats for the building podium and the two towers (Tower D and Tower E)
- Lot 5, is within the MIDA Mountain Village Public Infrastructure District and as a result of assessment bonds issued by the District in 2020 is subject to annual assessments. A plat note specifies that the assessments will stay with Lot 5 and none will be retained by Lot 5B. An Amendment to the Assessment Ordinance will be proposed to the MMV PID Board and based on that Amendment, a plat note will be added to each of the three subsequent plats to correctly allocate those assessments among the newly subdivided spaces.
- Each of the subsequent three plats will have its own Condominium Owners Association.

RECOMMENDED ACTION:

Staff recommends the MIDA DRC approve the DVEV Plat A – First Amended subject to plat approval being issued upon completion of the following conditions:

1. Any clean up items be reviewed and approved by the MIDA review engineer and MIDA legal counsel prior to recordation of the plat.

